



## LOFT PLANNING

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April 30 2020

Mr. Scott Taylor  
County of Grey  
595 9<sup>th</sup> Avenue  
Owen Sound, Ontario  
N4K 3E3

Dear Scott:

**RE: Addendum Response – Proposed Campground Expansion  
Cedar Rail Family Campground  
15259 Grey Bruce Line, Township of Chatsworth, County of Grey**

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Please accept the following as an addendum response to your email correspondence dated April 20, 2020.

### **1. Section 9.3 of the County of Grey Official Plan**

In considering a change to this Plan, the County will be guided by the basic intent of this Plan and by Provincial policies along with:

a) The need for the proposed change; however, this criterion does not apply to applications for the creation or expansion of a mineral aggregate operation;

*The lands are currently zoned for a tent and trailer campground. The campground is a long-standing tent and trailer park with extensive infrastructure including private services, recreational areas, as well as amenity and park space areas for its patrons. The current zone incorporates the entire property for the campground use, with a maximum number of tent and trailer sites, cabins and cottages being limited to a maximum of 200 campsites, 16 cabins and 3 cottages.*

*This is a long-standing business and that implementing zoning as continued to be recognized by the municipalities by-law. The current owners continue to significantly invest into the campground. Recent investments have included additional private sewage services and continued upkeep of all recreational buildings, park areas and open amenity spaces. The existing permissions in addition to the tent and trailer use, allows for 16 cabins and 3 cottages. The owners wish to expand the tent and trailer portion of the site and to not proceed in utilizing the permissions of the 16 cabins. As such, the request is to increase the tent and trailer sites and eliminate the cabin permissions. The proposed zoning would permit a total of 300 campsites and 4 cottages.*

*The change would allow the owners to continue to provide family campground services for tent and trailer camping in an established, well maintained and serviced facility helping to fulfill the Official Plan policies relating to economic development, economic health, employment opportunities, rural*



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*opportunities, tourism and recreation (and providing resource based recreational uses), and the overall Live Grey policies. There are no expected land use compatibility issues.*

b) The effect of the proposed change on the demand for services and facilities;

There is no expected effect on the demand for services and facilities. The site is privately serviced and as such there are no municipal services effected. The patrons are utilizing the site for a campground use and as such are likely to not be using municipal facilities like recreational facilities, libraries, municipal office, parks. Patrons would utilize local stores including grocery, restaurants, retail and liquor store.

c) The implications the change may have on other policies of the Plan;

The lands are designated Agricultural. The establishment of the campground took place prior to the County of Grey Official Plan where the prime agricultural soils were mapped. The zoning has continued to be implemented and has generally represented the existing use. The Agricultural designation does not permit a campground use. It is our opinion, that the use is existing and zoned. There are permissions today for the extent of the campground use. The owners are proposing to reduce or eliminate permissions related to the 16 cabins, and adding additional campground sites.

The intent of the agricultural designation is to protect agricultural lands both on site and provide protection to surrounding lands. The site is developed for the campground use. There are fields on the front portion of the site (westerly area). These lands are agricultural fields. As per pre-consultation, the proposed amendment would revert the front portion as per Figure 4, to an Agricultural (A) zone. It is proposed the remainder of the lands remain in the, as amended T-16 zone. This would ensure the front portion remains available for agricultural use. We understand that the County and Municipality had looked to further reduce the T-16 zone to lands east of the existing Hazard zone mid-point on the property. It is the preference of the owner that the lands as identified on Figure 4 remain within the T-16. This provides lands for future uses within the T-16 zone which may include recreational amenity space, parking, private services etc. If lands only east of the Hazard zone remain in the T-16 zone it limits the campground from any unforeseen future need in terms of the above type uses. Generally, we would opine that limitations relating to the maximum number of units and the approved ECA approvals are more critical to limitations of use, then limiting the zone area.

We have calculated MDS, which are enclosed as part of this addendum letter.

There are no expected negative implications to other policies of the Plan. The expanded campground will continue to provide a tourist establishment in the municipality supporting the overall tourism and recreation policies of the Official Plan.

d) The impact of the proposed change on the County's and local municipalities' ability to achieve the principles and policies expressed in this Plan, the local official plan, or on other County or municipal policies, programs and interests;



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The proposed amendment does not impact the County or municipalities' ability to achieve the principles and policies of the Official Plan. The lands are zoned today. The request is to add campsites within an area already zoned for the use. The proposal will reduce the cabin permissions and increase campground sites. The owner is amenable to revert a portion of the T-16 zone back to the Agricultural zone as part of this request. We have provided MDS in this addendum. There is no 'expansion' in terms of zone mapping.

Further, the County and Municipality will continue to benefit from the campground operation from a tourism and recreational perspective and continued visitors to the area.

e) The information and conclusions provided by the monitoring studies completed under Section 9.4 or the background studies to the Plan; and

We are not aware of any relevant monitoring studies that would be affected by this proposal.

f) The information requirements listed under the Complete Applications Section 9.17.

An engineering report has been provided in terms of the additional private sewage system. This letter has been provided as part of this submission and the ECA approval has been issued. The owners have spent 3 years obtaining the ECA approval for this expansion. A planning justification report and draft amendments has also been provided.

## 2. MDS

Attached please find MDS calculations and arcs (Attachment 1) for livestock facilities within 1000 metres. Based on our calculations, MDS is met.

## 3. Figure showing existing and proposed sites

Attached please find Figure 4 (Highlighted) (Attachment 2), and we have highlighted the new sites as listed below. We note that some areas where the sites are being located will shift other existing sites.

The following are the details of the proposed 75 sites:

- Sites 41 – 47 – 7 sites
- Sites 51 - 56 - 6 sites
- Sites 171 - 176 - 6 sites
- Sites 265 - 288 - 24 sites
- Sites 363-372 - 10 sites
- Sites 410-417 - 8 sites
- Sites 420-427 - 8 sites
- Sites 430 - 435 - 6 sites



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#### 4. 'Figure 1' to Engineering Letter

Attached please find a complete copy of the Burnside correspondence dated July 25, 2019 with Figure 1 (Attachment 3). We apologize for the missing figure. The attachment was attached to some digital copies and not others.

#### 5. Lands Subject to the Amendment

We confirm the proposed T-16 zone is to remain east of the blue line.

We trust the above is satisfactory, if you have any questions, please do not hesitate to call the office.

Yours truly,

Kristine Loft, MCIP RPP  
Loft Planning Inc.

Copy: Ron Davidson (representing Township of Chatsworth)

Attachments:

1. MDS – Calculations and Arcs
2. Figure 4 (Highlighted)
3. Burnside Correspondence dated July 25, 2019 including Figure 1

**Description:** Campground Expansion

**Application Date:** Wednesday, April 29, 2020

**Municipal File Number:**

**Proposed Application:** New or expanding zone or designation for a commercial use outside of a settlement area  
Type B Land Use

**Applicant Contact Information**

Kristine Loft  
Loft Planning Inc.

**Location of Subject Lands**

County of Grey, Township of Chatsworth  
SULLIVAN, Concession: 13, Lot: 26  
Roll Number: 420432000416900

**Calculation Name:** **Farm 1**

**Description:** 015299 Grey Bruce Line

**Farm Contact Information**

Unknown Unknown

**Location of existing livestock facility or anaerobic digester**

County of Grey, Township of Chatsworth  
SULLIVAN, Concession: , Lot:  
Roll Number: 420432000416800  
Total Lot Size: 52 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Goats, Dairy Kids, Confinement	50	1.6	37 m <sup>2</sup>



The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 1.6

**Potential Design Capacity (NU):** 1.6

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	150	X	0.7 X 2.2 =	162 m (531 ft)
					300 m (984 ft)

Storage Base Distance 'S'	(actual distance from manure storage)
(minimum distance from manure storage)	
162 m (531 ft)	295 m (968 ft)

**Calculation Name:** **Farm 2**

**Description:** 601092 Sideroad B

**Farm Contact Information**

Unknown Unknown

**Location of existing livestock facility or anaerobic digester**

County of Grey, Township of Chatsworth  
SULLIVAN, Concession: , Lot:  
Roll Number: 420432000416700  
Total Lot Size: 40 ha


The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

# Minimum Distance Separation I

Worksheet 1

Prepared By: Kristine Loft

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	30	30.0	139 m <sup>2</sup>

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 30.0

**Potential Design Capacity (NU):** 90.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	306.81	X	0.7	X
				2.2	
				=	
				331 m (1085 ft)	600 m (1968 ft)

Storage Base Distance 'S'  
(minimum distance from manure storage) (actual distance from manure storage)

331 m (1085 ft) 600 m (1968 ft)

**Calculation Name:** *Farm 3*


**Description:** 015139 Bruce Road 10

**Farm Contact Information**  
Kristine Loft

**Location of existing livestock facility or anaerobic digester**  
County of Grey, Township of Chatsworth  
SULLIVAN, Concession: , Lot:  
Roll Number: 420432000418000  
Total Lot Size: 40 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	20	20.0	93 m <sup>2</sup>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	10	10.0	232 m <sup>2</sup>

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 30.0

**Potential Design Capacity (NU):** 90.0


Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	306.81	X	0.7	X
				2.2	
				=	
				331 m (1085 ft)	1000 m (3281 ft)

Storage Base Distance 'S'  
(minimum distance from manure storage) (actual distance from manure storage)

331 m (1085 ft) 1000 m (3281 ft)

**Calculation Name:** **Farm 4**  
**Description:** 581053 Grey Road 25

**Farm Contact Information**  
 Kristine Loft

**Location of existing livestock facility or anaerobic digester**  
 County of Bruce, Municipality of Arran-Elderslie  
 Concession: , Lot:  
 Roll Number: 4103 

Total Lot Size: 34 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	25	25.0	116 m <sup>2</sup>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	10	10.0	232 m <sup>2</sup>

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 35.0

**Potential Design Capacity (NU):** 105.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance F' (minimum distance from livestock barn)	Storage Base Distance 'S' (actual distance from livestock barn)
0.7	X	321.19	X	0.7	X
				2.2	
				=	
				346 m (1136 ft)	1120 m (3674 ft)
				346 m (1136 ft)	1120 m (3674 ft)

**Preparer Information**

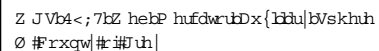
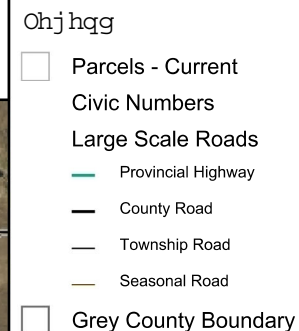
Kristine Loft

Email: kristine@loftplanning.com

Signature of Preparer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Kristine Loft

**NOTE TO THE USER:**  
 The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.





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- ☐ Parcels - Current
- Civic Numbers
- Large Scale Roads
  - Provincial Highway
  - County Road
  - Township Road
  - Seasonal Road
- ☐ Grey County Boundary

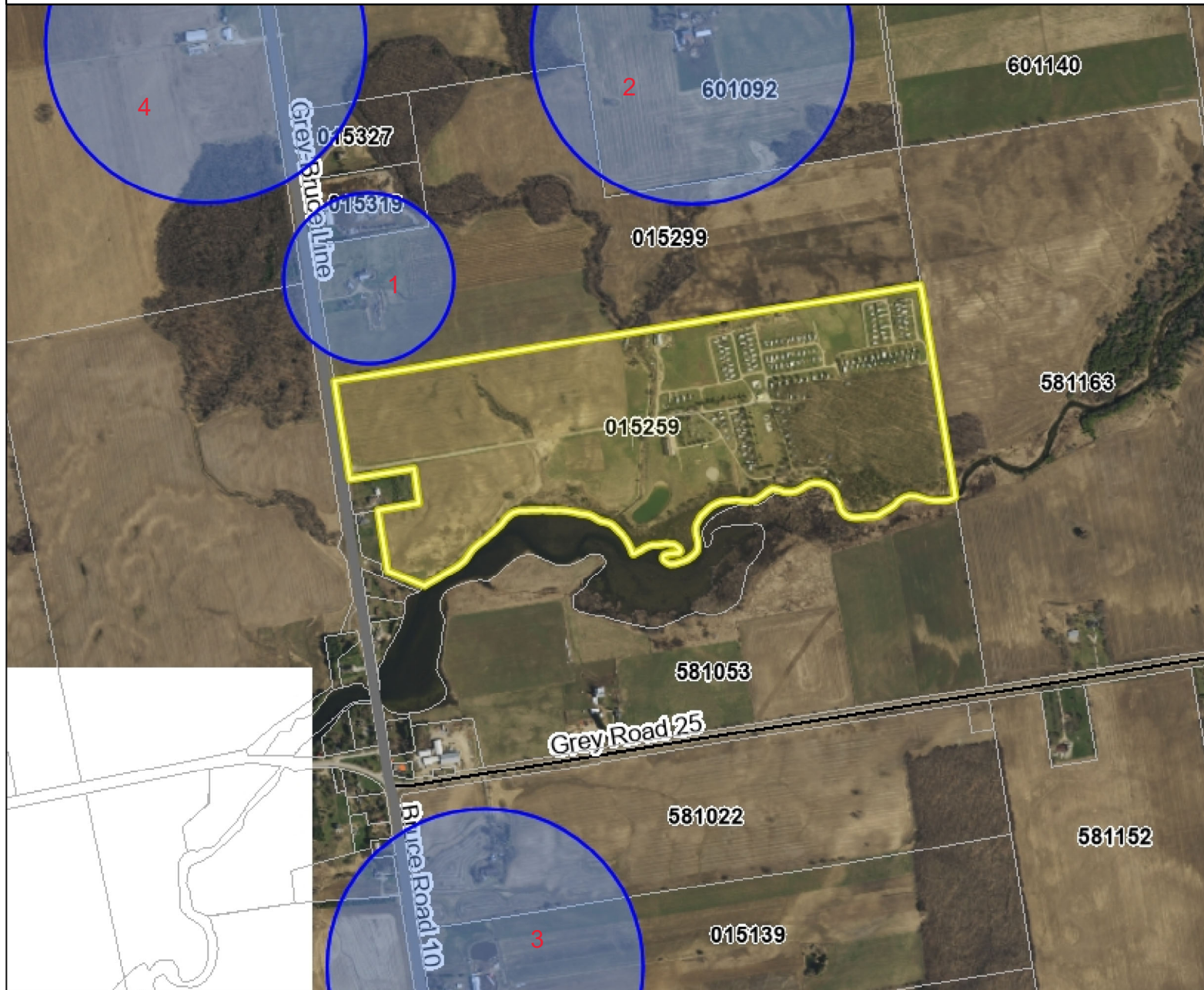




Figure 4 (Highlighted)





Attachment 3

July 25, 2019

**Via: Email**

Mr. Ron Davidson  
Planning Consultant  
Land Use Planning Consultant Inc.  
265 Beattie Street  
Owen Sound, ON N4K 6X2

Dear Mr. Davidson:

**Re: Cedar Rail Family Campground  
Proposed Campground Expansion  
Project No.: 300038077.1000**

Cedar Rail Family Campground is a seasonal campground located at 15259 Grey Bruce Line, Chesley, Ontario. The Campground consists of 202 existing travel trailer sites (including three rental cottages) with water and sewer hookups as well as miscellaneous outbuildings including an office/gate house, two recreational halls, two comfort stations and approximately 25 sites and bunkies with no sewer hookups. An expansion consisting of an additional 75 fully serviced (water, sewer, & hydro) seasonal travel trailer sites is proposed.

We understand that site plan approval for the expansion of the 75 sites is required from the local lower tier municipality, the Township of Chatsworth. The property is currently zoned T-16 (Tent & Trailer Campground) with a small area zoned EP (Environmental Protection). The areas proposed for expansion are within the current T-16 zoning (refer to attached site plan). A by-law amendment is also required to update the description of the property under the existing zoning by-law. R.J. Burnside & Associates Limited (Burnside) has been retained to review the capacity of the water and sewage treatment systems (existing and proposed) and their respective ability to accommodate the proposed expansion. Following a preliminary discussion with Mr. Davidson, we understand that no review of storm water management infrastructure is required at this time.

**Sewage Treatment and Disposal**

Municipally owned sanitary sewers do not extend to Cedar Rail Family Campground. Therefore, sewage treatment and disposal are provided on site via one large central sewage treatment and disposal works, and several smaller Class 4 (septic tank/leaching bed) systems. According to Ontario Building Code sewage flow values, the total daily design sanitary sewage flow for Cedar Rail Family Campground is 64,575 L/day (not including the proposed 75 site expansion), therefore an Environmental Compliance Approval (ECA) from the Ministry of Environment, Conservation and Parks (MECP) is required for all sewage systems on the property.



In 2018 Cedar Rail Family Campground made application for and received ECA No. 7845-B95QJB for a new central sewage treatment and disposal works rated for 85,200 L/day. This system will replace all of the existing sewage systems on the property and includes capacity for the proposed 75 site expansion. The location of the proposed sewage system is shown on Figure 1, attached. Construction of the system is expected to begin in September 2019. Once the system is operational the older systems on the property will be decommissioned. All sewage will be directed to this central system. Therefore, the sewage system will have adequate capacity to service both existing and proposed facilities on the property.

### **Water Supply**

Water is supplied to the property via two (2) drilled wells. Well No. 1 was drilled in 1987 and is approximately 60 m deep. Well No. 2 was drilled in 2018 and is approximately 40 m deep. According to the well records, both wells are capable of providing over 20 imperial gallons per minute, or 90 L/min. The recommended pumping rate for Well No. 1 is 20 GPM and 15 GPM for Well No. 2. The locations of both wells are also shown on Figure 1. Well No. 1 was inspected and tested by Burnside staff in 2018. Given the static water level in the well, the response to the pumping test and the size of the casing the theoretical capacity of this well alone is estimated to be 500 L/min. The instantaneous water demand for the property, including the expansion is estimated to be approximately 180 L/min. Therefore, the water supply system has adequate capacity to accommodate the expansion.

The water is treated prior to distribution via a filtration system including cartridge filters and chlorination. The water treatment system is approved under Drinking Water System # 26005453 issued by MECP in June 2005. The system was last inspected by the local health unit in 2016 and is tested on a monthly basis during the operating season.

We trust this is sufficient. Should additional information or clarification of any of the information above be required, please do not hesitate to contact the undersigned.

Yours truly,

**R.J. Burnside & Associates Limited**



Katherine Rentsch, P. Eng.  
Project Engineer  
KR:sgd

Enclosure(s)      Site Plan

cc:      Rick & Laura Murray, Cedar Rail Family Campground (enc.) (Via: email)

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